GUARANTY OF PAYMENT

Note. The word "Note" means the promissory note of even date executed by The Lux MedSpa P.L.L.C. ("MAKER") in favor of the City of Northfield Economic Development Authority ("LENDER") to which this Guaranty is attached in the original amount of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00) from MAKER to LENDER, together with all renewals, extensions, modifications, refinancings, consolidations and/or substitutions thereof, or of the Loan Agreement between MAKER and LENDER executed contemporaneously with the Note.

Indebtedness. The word "Indebtedness" means the Note, including: (a) all principal, (b) all interest, (c) all late charges, (d) all loan fees and loan charges, and (e) all collection costs and expenses relating to the Note or to any collateral for the Note. Collection costs and expenses include without limitation all of LENDER's attorney's fees and legal expenses, whether or not suit is instituted, and all attorney's fees and legal expenses for all bankruptcy proceedings, appeals, and any post-judgment collection services.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and to induce the aforesaid LENDER to make a loan to the aforesaid MAKER in the amount of the Note, the undersigned Guarantor hereby absolutely and unconditionally guarantees and promises to pay to LENDER or its order, on demand, in legal tender of the United States of America, the Indebtedness of MAKER to LENDER on the terms and conditions set forth herein. The liability of Guarantor hereunder includes the Indebtedness, together with all of LENDER's costs, expenses, and attorney's fees incurred in connection with the enforcement of this Guaranty or the collection and sale of any collateral for this Guaranty. Attorney's fees include, without limitation, attorney's fees whether or not there is a lawsuit, and if there is a lawsuit, any fees and costs for trial and appeals. If LENDER presently holds one or more guarantees, or hereafter receives additional guarantees from Guarantor, the rights of LENDER under all guarantees shall be cumulative. This Guaranty shall not affect or invalidate any such other guarantees.

Guarantor intends to guaranty at all times the performance and prompt payment when due, whether at maturity or earlier by reason of acceleration or otherwise, of all the Indebtedness. This Guaranty shall continue in full force until the entirety of the Indebtedness shall have been fully and finally paid and satisfied and all other obligations of Guarantor under this Guaranty shall have been performed in full. Release of any other guarantor or termination of any other guaranty of the indebtedness shall not affect the liability of Guarantor hereunder.

Guarantor authorizes LENDER, without notice or demand and without lessening Guarantor's liability under this Guaranty, from time to time: (a) to extend additional credit to MAKER; (b) to alter, compromise, renew, extend, accelerate, or otherwise change any of the terms of the

Indebtedness (including, but not limited to, increases or decreases in the rate of interest of the Note); extensions may be repeated and may be for longer than the original loan term; (c) to exchange, enforce, waive, or release any security for the Note; (d) to release, substitute, agree not to sue, or deal with any of MAKER's sureties, endorsers, or other guarantors on any terms or in any manner LENDER may choose; (e) to determine how, when and what application of payments and credits shall be made on the Indebtedness; (f) to sell, transfer, assign, or grant participation in all or any part of the Indebtedness; and (g) to assign or transfer this Guaranty in whole or in part.

Guarantor represents and warrants to LENDER that: (a) no representations or agreements of any kind have been made to Guarantors which would limit or qualify in any way the terms of this Guaranty; (b) this Guaranty is executed at MAKER's request and not at the request of LENDER; (c) LENDER has made no representation to Guarantor as to the credit worthiness of MAKER; (d) upon LENDER's request, Guarantor will provide to LENDER complete and accurate financial and credit information on Guarantor in a form acceptable to LENDER; and (e) Guarantor has established adequate means of obtaining from MAKER on a continuing basis information regarding MAKER's financial condition.

If now or hereafter: (a) MAKER shall be or become insolvent, and (b) the Indebtedness shall not at all times until paid be fully secured by collateral pledged by MAKER, Guarantor hereby forever waives and relinquish in favor of LENDER and MAKER, and their respective successors, any claim or right to payment Guarantor may now have or hereafter have or acquire against MAKER, by subrogation or otherwise, so that at no time shall Guarantor be or become a "creditor" of MAKER within the meaning of 11 USC § 547(b), or any successor provision of the Federal Bankruptcy Laws.

IN WITNESS WHEREOF, I have executed this guaranty at ___________________, Minnesota, as of the Note Date first mentioned above.

GUARANTOR

____
Gregory E. Berube

Address: _________________________
____

STATE OF MINNESOTA)
) ss.
COUNTY OF ___________)

The foregoing instrument was acknowledged before me on this ___ day of _____________, 2026, by Gregory E. Berube, Guarantor.

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Notary Public